3981

37/02 76.70-

CHECK

THIS INSTRUMENT PREPARED BY: mail Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gary A. Ross 3841A Dickerson Rd. Nashville Tn. 37207	Same as new owner	Map 14 Parcel 18 14D-03580

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVELYN L. HUNNICUTT, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said GARY A. ROSS, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described partially according to a survey made by H. Gee, Surveyor, dated June 11, 1959, as follows:

BEGINNING at an iron pin in the northerly margin of Clarksville Highway, said point being located in a westerly direction 581.75 feet, more or less, from William's corner, said point also being located 290 feet, more or less, in an easterly direciton from the center line of Harper road; thence leaving said Clarksville Highway, North 15° 56' East 212.60 feet to an iron pin; thence South 71° 9' 15" East 80 feet, more or less, to an iron pin; thence South 16° 31' West 232.72 feet to an iron pin in the northerly margin of Clarksville Highway; thence along the said margin of said Highway and in a westerly direction 81.22 feet, more or less, to the point of beginning, containing 0.40 acre, more or less.

Being the same property conveyed to Fred B. Hunnicutt and wife, Evelyn L. Hunnicutt, by deed from Ezell Dickerson and wife, Mildred Dickerson, of record in Book 4359, page 492, Register's Office, Davidson County, Tennessee. The said Fred B. Hunnicutt having since died, property now vests solely in the name of Evelyn L. Hunnicutt as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that

she is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1985 State & County taxes, a lien, but not yet due and payable, prorated and assumed in full by the Grantee.

And the GRANTOR, does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS her hand on this the 28th day of June, 1985.

Evelyn L. Hunnicutt
EVELYN L. HUNNICUTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVELYN L. HUNNICUTT, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 28th day of June, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Affiant

Sworn to and subscribed before me, this the 28th day of June, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

FELIX Z. WILSON TR. REGISTER DAVIDSON COUNTY, TN
JUL 2 10 22 AM '85
IDENTIF. REFERENCE
1:77:40

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6596 PAGE 982

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27000.00- CAMT.
70.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 76.70-
3981A07/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 7:4:0

IDENTIF. REFERENCE

Jul 2 10 22 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 150275